

150.0

0004

0004.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
748,100 / 748,100
748,100 / 748,100
748,100 / 748,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		ROBBINS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SARVEY DANA B	
Owner 2: CARUGE JEAN MICHEL	
Owner 3:	
Street 1: 94 ROBBINS RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Own Occ: Y

PREVIOUS OWNER

Owner 1: COFIELD JASON & TWILIGHT -
Owner 2: -
Street 1: 94 ROBBINS RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1640 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6300.000	260,900		487,200	748,100		99155
Total Card	0.145	260,900		487,200	748,100	Entered Lot Size	GIS Ref
Total Parcel	0.145	260,900		487,200	748,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	456.16	/Parcel: 456.1	Land Unit Type:	Insp Date
							02/24/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,900	0	6,300.	487,200	748,100	748,100	Year End Roll	12/18/2019
2019	101	FV	215,900	0	6,300.	456,800	672,700	672,700	Year End Roll	1/3/2019
2018	101	FV	215,900	0	6,300.	377,600	593,500	593,500	Year End Roll	12/20/2017
2017	101	FV	215,900	0	6,300.	347,100	563,000	563,000	Year End Roll	1/3/2017
2016	101	FV	215,900	0	6,300.	316,700	532,600	532,600	Year End	1/4/2016
2015	101	FV	202,400	0	6,300.	310,600	513,000	513,000	Year End Roll	12/11/2014
2014	101	FV	202,400	0	6,300.	288,700	491,100	491,100	Year End Roll	12/16/2013
2013	101	FV	202,400	0	6,300.	274,700	477,100	477,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COFIELD JASON &	70553-59		1/25/2018		750,000	No	No		
EVANS JOHN M II	57157-225		7/18/2011		497,000	No	No		
MAIMONE RICHARD	48217-268		9/25/2006		480,000	No	No		
	12786-332		4/28/1975		36,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1826	New Wind	1,599	C				
4/9/2002	226	Re-Roof	3,950	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
2/24/2018	Meas/Inspect	HS	Hanne S
7/3/2012	Measured	JBS	JOHN S
10/18/2011	MLS	EMK	Ellen K
11/3/2008	Meas/Inspect	189	PATRIOT
1/10/2007	MLS	MM	Mary M
12/9/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 5	- Cape			Full Bath: 1	Rating: Average			OF=SINK IN BMT.																
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																			
Foundation: 1 - Concrete				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath: 1	Rating:																			
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																			
Sec Wall:				OthrFix: 1	Rating: Average																			
Roof Struct: 1 - Gable				OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																			
Color: GRAY				A Kits: 1	Rating:																			
View / Desir:				Fpl:	Rating:																			
GENERAL INFORMATION				WSFlue: 1	Rating:																			
Grade: C - Average				CONDOS INFORMATION																				
Year Blt: 1951	Eff Yr Blt:			Location:																				
Alt LUC:	Alt %:			Total Units:																				
Jurisdct: G4	Fact: .			Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL: STD	Phys Cond: GD - Good			18.6	%			Exterior:	No Unit			RMS	BRS	FL										
Prim Int Wall: 6	Functional:				%			Interior:	1			6	3	M										
Sec Int Wall:	Economic:				%			Additions:																
Partition: T	Special:				%			Kitchen:																
Prim Floors: 3	Override:				%			Baths:																
Sec Floors:				Total:	18.6			Plumbing:																
Bsmnt Flr: 12	- Concrete							Electric:																
Subfloor:								Heating:																
Bsmnt Gar: 1								General:																
Electric: 3	- Typical																							
Insulation: 2	- Typical																							
Int vs Ext: S																								
Heat Fuel: 2	- Gas																							
Heat Type: 1	- Forced H/Air																							
# Heat Sys: 1																								
% Heated: 100	% AC: 100																							
Solar HW: NO	Central Vac: NO																							
% Com Wall	% Sprinkled:																							
MOBILE HOME				Make:				Model:				Serial #:				Year:								
SPEC FEATURES/YARD ITEMS																Color:								
PARCEL ID 150.0-0004-0004.B																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
2	Frame Shed	D	Y	18X12	A	AV	1988		0.00	T	24.8	101												
More: N				Total Yard Items:				Total Special Features:				Total:												
SKETCH																								
<table border="1"> <tr> <td>8</td> <td>WDK (144)₁₈</td> <td>14</td> </tr> <tr> <td>25</td> <td>TQS FFL BMT (800)</td> <td>25</td> </tr> <tr> <td colspan="3">32</td> </tr> </table>																8	WDK (144) ₁₈	14	25	TQS FFL BMT (800)	25	32		
8	WDK (144) ₁₈	14																						
25	TQS FFL BMT (800)	25																						
32																								
SUB AREA																								
SUB AREA DETAIL																								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten														
BMT	Basement	800	50,810	40,650	BMT	100	RRM	30	A															
FFL	First Floor	800	141,740	113,389																				
TQS	3/4 Story	600	141,740	85,041																				
WDK	Deck	144	12,940	1,864																				
Net Sketched Area: 2,344				Total: 240,944																				
Size Ad	1400	Gross Are	2544	FinArea	1640																			
IMAGE																								
AssessPro Patriot Properties, Inc																								